

HAMLIN TOWNSHIP PLANNING COMMISSION
March 4, 2024 6:00 p.m.
AGENDA

We must always remind ourselves of the Hamlin Township Master Plan when working to improve the Hamlin Township Zoning Ordinance

Chairperson to call meeting to Order at 6:00 P.M. _____ In the leading of The Pledge of Allegiance

ROLL CALL:

Gurzynski, Herban, Burkhart, Sisson, Greenslait, Muzzo, Matthews, Walden

Approval of Agenda: MOTION BY _____ SUPPORT BY _____ AA MC. All in Favor? Any Opposed?

Approval of Minutes: Approve minutes from 2/5/2024

MOTION BY _____ SUPPORT BY _____ AA MC. All in Favor? Any Opposed?

Communications/Correspondents:

Public Comment: (Please state your name and address for the record. Your comment will be limited to 3 minutes. Comments should be directed to the entire commission and comments should not be threatening in any manner. Please quiet electronic devices. Comments should only be limited to agenda items).

Old Business:

1. Chairperson: Entertain a motion to review the rezoning request.
MOTION BY _____ SUPPORT BY _____. All in Favor? Any Opposed?

Chairperson: to introduce rezoning request at _____ p.m.

The Hamlin Township Board of Trustees is requesting that the Hamlin Township Planning Commission review the rezoning request submitted by Marta C. Greenslait Trust of 6989 Illinois Street, Ludington to rezone three properties from "R-1" (Low Density Residential) to "R-2"

(Medium Density Residential). The Planning Commission is being asked to clarify reason(s) for their recommendation(s) without reference to potential future development plans. The Township Board is requesting that the Planning Commission further consider this rezoning request based upon information that is relevant for uses only allowed or permitted uses in the R-2 Zoning Classification and consistent with neighborhood, adjoining zoning and master plan.

Property Identification Numbers include:

53-007-700-031-00; No property address established.

53-007-027-032-00; No property address established.

53-007-027-036-00 3358 N. Stearns Avenue, Ludington MI. 49431

Total Land Area 24.12 Acres M/L.

Chairperson to open the floor for comment(s) from the Applicant and/or Representative.

Chairperson to open the floor for considerations, debate and questions to applicant and/or representative from the Commission.

Chairperson to close the debate.

Chairperson to put the motion to a vote. Board to make recommendation/decision on March 4, 2024 with Draft minutes being prepared and sent to the Township Board of Trustees by March 8, 2024.

MOTION BY _____ SUPPORT BY _____ to: _____

Chairperson to call for a roll call vote, please. Roll Call Vote:

Chairperson: Announce the result of the vote: Motion carried or not carried

2. Results from Sub work groups
3. Guidelines to follow creating Design Standards
 - a. Clarity and Specificity: Design standards should be clear, specific, and easily understandable to ensure consistent interpretation and application
 - b. Flexibility: Design standards should allow for flexibility to accommodate different architectural styles, building types, and site conditions while still achieving the desired outcomes.
 - c. Context Sensitivity: Design standards should consider the unique characteristics and context of the land use master plan, community, including its history, culture, and existing built environment.
 - d. Compatibility: Design standards should promote compatibility and harmonious integration of new development with the surrounding area, including neighboring buildings, landscapes, and streetscapes.

- e. Sustainability: Design standards should encourage sustainable design practices, such as energy efficiency, water conservation, and use of environmentally friendly materials.
 - f. Stakeholder Engagement: The development of design standards should involve meaningful engagement with stakeholders, including residents, businesses, design professionals, and community organizations, to ensure their perspectives are considered.
 - g. Enforcement and Compliance: Design standards should include mechanisms for enforcement and compliance to ensure that developers and property owners adhere to the established guidelines.
 - h. Regular Review and Updating: Design standards should be periodically reviewed and updated to reflect changing community needs, emerging design trends, and advancements in technology and sustainability.
4. Continue working on 19.02 Design Standards for Special Land Uses in all Zoning Districts
 5. Review Design Standards for **Private Clubs, Fraternities, Lodges** (Draft emailed on 2/8/24)
Changes and/or Additions:
MOTION BY _____; SUPPORT BY _____ Roll Call Vote
 6. Review Design Standards for **Warehouses** (Draft emailed on 2/8/24)
Changes and/or Additions:
MOTION BY _____; SUPPORT BY _____ Roll Call Vote
 7. Review Design Standards for **Restaurants** (Draft emailed on 2/8/24)
Changes and/or Additions:
MOTION BY _____; SUPPORT BY _____ Roll Call Vote
 8. Review Design Standards for **Resorts** (Draft emailed on 2/8/24)
Changes and/or Additions:
MOTION BY _____; SUPPORT BY _____ Roll Call Vote
 9. Review Design Standards **Group Child Care Homes**
Notes from prior minutes to follow State of Michigan regulations
Changes and/or Additions:
MOTION BY _____; SUPPORT BY _____ Roll Call Vote
 10. Review Design Standards **Elderly Care Facilities**
Note from prior minutes to follow State of Michigan regulations
Changes and/or Additions:
MOTION BY _____; SUPPORT BY _____ Roll Call Vote
 11. Review Design Standards **Laundries**
Notes from prior minutes to delete **Laundries**:
MOTION BY _____; SUPPORT BY _____ Roll Call Vote
 12. Review number allowed in Article 12; Sub-Section 12.02 "M"
New and/or Used Vehicles, Trailers, or Watercraft sales, rental or leasing, but not to exceed eight (8) motor vehicles, trailers or watercraft.
MOTION BY _____; SUPPORT BY _____ to keep number at eight (8) or increase to _____. Roll Call Vote

New Business:

Feedback from Planning Commission Members that have participated in Michigan Township Association Breaking the Zoning Code webinar.

ANNOUNCEMENTS:

Next meeting Monday April 1, 2024 at 6:00 p.m.

Set May, June, July, 2024 meeting dates:

Public Comments: (Please state your name and address for the record. Your comments will be limited to 3 minutes. Comments should be directed to the entire commission and comments should not be threatening in any manner. Please quiet electronic devices.)

ADJOURN: MOTION _____ SUPPORT _____ Time: _____. All in Favor? Any
Opposed?